

## **Matoaca Village Core village commercial area - - modifications and additions to the Zoning Ordinance:**

Part of the Village Core (River Road, between Halloway Avenue and Matoaca Road) is identified as a visual resource area within the Southern and Western Area Plan. As such, the Zoning Ordinance requires that new development and redevelopment within this area be designed to protect visual resources against encroachment, degradation or destruction ‘to the maximum extent practicable’. As people continue to move into the area, the future of the Village Core as a distinct, historic visual resource could be jeopardized unless future growth is directed in a manner that respects, preserves and reinforces the Village's traditional appearance, scale, form and function.

The Introduction to the Plan For Chesterfield encourages the preservation and enhancement of historic villages. Additional development standards for the Matoaca Village Core would help ensure that the Village's distinctive visual character is preserved. Of special interest are properties within the village commercial area, which provide a traditional center or focus and activity within the Village.

## **Draft**

## **Matoaca Village Core Village Commercial Area – Design Guidelines Manual**

**Matoaca Village Core Village Commercial Area** – purpose and intent:  
To encourage, reinforce and enhance a sense of neighborhood and of place for Matoaca Village by:

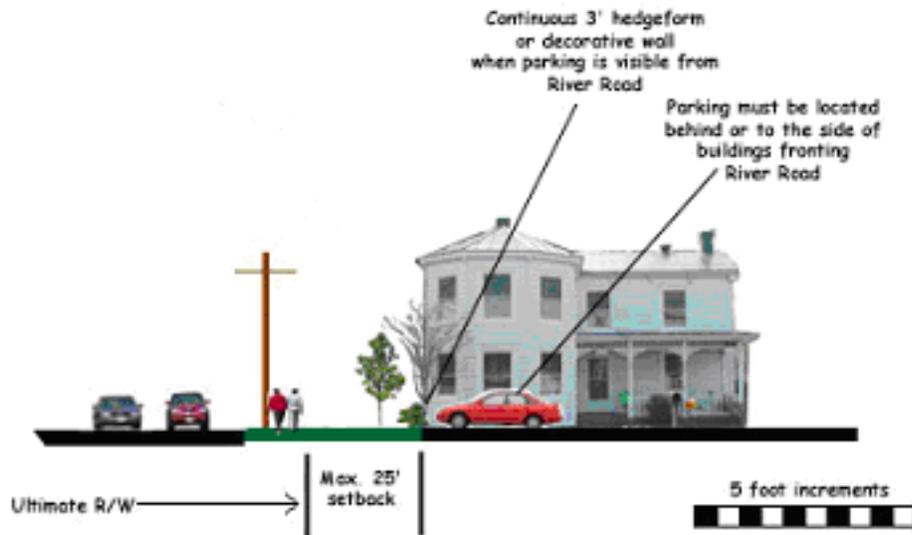
### **Sec. 19-609.**

- Requiring reduced setbacks along River Road and Pickett Avenue
- Prohibiting parking and associated driveways between buildings and River Road and Pickett Avenue
- Allowing reduced setbacks along rights-of-way other than River Road or Pickett Avenue, for side yards and for rear yards
- Requiring that gasoline pumps, canopies and drives serving gasoline pump islands be separated from River Road and Pickett Avenue by a building or buildings served by such facilities

### **Sec. 19-611.**

- Requiring buildings be compatible with the pedestrian scale and historic character of the village

- Requiring that all buildings be compatible with late 19th or early 20th Century residential and non-residential architecture
- Requiring architectural compatibility within projects
- Requiring architectural compatibility within the same block or directly across any road
- Restricting building height to 2 1/2 stories or 30 feet, whichever is less



**Example of setback requirements along River Road and Pickett Avenue within the Matoaca Village Core convenience business area.**

<b><u>Setbacks for O, C and I Districts</u></b>		
	Minimum setback	Perimeter landscaping
<b>RiverRoad and Pickett Avenue</b>		
<b><u>Buildings</u></b>	15' (25' maximum)	G
<b><u>Drives and Parking</u></b>	25	G
<b>Gasoline pumps, canopies and Drives</b>	Must be separated from River Road by a building served by such facilities	
<b><u>Other public rights-of-way</u></b>		
<b><u>Buildings</u></b>		
Front setbacks	10'	G
Corner side setbacks	10'	G
<b><u>Drives and Parking</u></b>		
Front setbacks	15'	G
Corner side setbacks	15'	G

\* No parking or associated driveway shall be permitted between any building and the River Road or Pickett Avenue right-of-way.

<b>Side setbacks</b>		Perimeter landscaping
<b>Buildings</b>	7.5'***	A
<b>Dirves and Parking</b>	7.5'****	F
<b>Rear setbacks</b>		
<b>Buildings</b>	25'***	B
<b>Drives and Parking</b>	25'****	B

\*\*\* (a) When abutting an O or C district, the minimum setback shall be 0'.

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**Sec. 19-611.**

Architecture within the Matoaca Village Core Convenience Business Area:

All buildings shall be compatible with late 19th or early 20th Century residential and non-residential architecture by incorporating design features to include, but not limited to:

- Articulation of doors and windows, architectural ornamentation
- Use of materials such as brick and/or siding for walls and asphalt shingle or standing seam metal for roofs, similar to existing buildings in the area.

**Sec. 19-612.**

No structure shall exceed a height of two and one-half stories or 30 feet, whichever is less.

Individual buildings shall not exceed 8,000 square feet of gross floor area, provided however that public and semi-public uses shall not exceed 20,000 square feet of gross floor area



**Various residential, commercial and public/semi-public buildings representative of Matoaca Village Core architecture, building heights and building area.**



### **Examples of commercial development within the Matoaca Village Core**

**The top image reflects late 19th and early 20th commercial and residential architecture**

**The middle and bottom images are of late 20th Century additions to the Village Core, which attempt to preserve something of the village character. However, the architecture, setbacks, and parking and driveway locations of these sites represent a departure from the rural character of the village.**

**View of shopping center and/or office development from River Road**



**Existing conditions.**



**Typical late 20th Century strip development, not appropriate for the Matoaca Village Core.**



**Commercial or office uses with architecture more in keeping with that of the Village, but having a typical parking and driveway layout.**



**Commercial or office uses with architecture, building setbacks and parking more in keeping with that of the Village.**

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND RE-ENACTING SECTIONS 19-600, 19-606, 19-609, 19-611, AND 19-612 RELATING TO DEVELOPMENT REQUIREMENTS FOR THE MATOACA VILLAGE CORE VILLAGE COMMERCIAL AREA

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Sections 19-600, 19-606, 19-609, 19-611, and 19-612 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:*

**ARTICLE VII. DEVELOPMENT STANDARDS MANUAL**

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DIVISION 3. DEVELOPMENT REQUIREMENTS – OFFICE, COMMERCIAL AND INDUSTRIAL

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*Subdivision IV. Development Requirements--Post Development Areas*

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**Sec. 19-600. Areas of applicability and exemptions.**

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- (6) ~~Matoaca Community, extending from the centerline of Holloway Avenue to the centerline of Matoaca Road, including all land to a depth of 600 feet from the centerline of River Road, unless the parcel or project extends further than 600 feet in which case the requirements shall apply to the entire parcel or project.~~

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**Subdivision V. Development Requirements – Village District**

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**Sec. 19-606. Areas of applicability and exemptions.**

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- (9) The Matoaca Village Core Village Commercial Area, comprised of that area suggested for village commercial uses in the Matoaca Village Plan.

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**Sec. 19-609. Setback requirements for O and C and I Districts.**

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(h) Matoaca Village Core Village Commercial Area: The minimum setbacks for all buildings, drives, and surface and deck parking areas shall be as follows:

(1) Setbacks along River Road and Pickett Avenue:

- a. The minimum setback along River Road and Pickett Avenue for buildings shall be 15 feet from the ultimate right of way with the installation of perimeter landscaping G. The maximum setback shall be 25 feet with landscaping G.
- b. The minimum setback along River Road and Pickett Avenue for drives and parking shall be 25 feet with the installation of perimeter landscaping G provided, however, that no parking or associated driveway shall be any closer to the road than the face of any building along the road.

(2) Front setbacks: The minimum front setback along rights-of-way other than River Road and Pickett Avenue for buildings, drives and parking shall be 15 feet with the installation of perimeter landscaping G.

(3) Corner side setbacks: The minimum corner side setback along rights-of-way other than River Road and Pickett Avenue for buildings, drives and parking shall be 15 feet with the installation of perimeter landscaping G.

(4) Side setbacks:

- (a) Except as noted below, the minimum side setback for buildings shall be seven and one-half feet with the installation of perimeter landscaping A. When abutting an O or C District, the minimum setback shall be zero feet.
- (b) Except as noted below, the minimum side setback for drives and parking areas, shall be seven and one-half feet with the installation of perimeter landscaping F. When abutting an O or C District, the minimum setback shall be zero feet.

(5) Rear setbacks:

- (a) Except as noted below, the minimum rear setback for buildings shall be 25 feet with the installation of perimeter landscaping B. When abutting an O or C District, the minimum setback shall be zero feet.
- (b) Except as noted below, the minimum rear setback for drives and parking areas shall be 25 feet with the installation of perimeter landscaping B. However, the minimum setback may be reduced to seven and one-half feet with the installation of perimeter landscaping F.
- (6) Setbacks for gasoline pumps or other accessory uses: Gasoline pumps, canopies and drives serving gasoline pump islands or other accessory uses shall be separated from River Road and Pickett Avenue by a building or buildings served by such facilities.

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Sec. 19-611. Architectural treatment.

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- (b) *Within the Matoaca Village Core Village Commercial Area:*
  - (1) New development shall be compatible with the pedestrian scale and historic village character of Matoaca Village. New or altered buildings should be generally consistent in height, scale, massing (shape) and materials with existing structures in the village.
  - (2) All new buildings and building additions shall be compatible with late 19th or early 20th Century residential architecture. Design features shall include, but not be limited to, style, articulation, size and location of doors and windows, architectural ornamentation, and use of materials such as brick and/or siding for exterior walls and asphalt shingle, simulated slate and/or standing seam metal for roofs. Nothing in this section shall preclude the use of imitation or artificial materials or elements, so long as such materials and elements are similar in appearance, style, detail and design to the materials used in late 19th or early 20th Century residential architecture.
  - (3) Architectural treatment of all buildings shall be compatible with buildings located within the same block or directly across any road, as determined by the Director of Planning. At locations where the existing buildings do not conform to late 19th or early 20th Century residential architecture, the Director of Planning may approve a new architectural treatment or theme.

Compatibility may be achieved through the use of similar building massing, materials, scale, colors or other architectural features.

- (4) Buildings adjacent to River Road or Pickett Avenue provide a pedestrian entrance from River Road or Pickett Avenue and shall appear to have a main entrance facing the public right of way. On corner side yards, the building may front either right of way.

~~(b)~~ (c) *Within all other village districts:*

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**Sec. 19-612. Heights, and Building Gross Floor Area.**

The maximum height of all buildings within any O, C or I district shall be as specified in this section, except as provided in section 19-507 and 19-507.1.

- (1) *Midlothian Village Core, Chester Village Corridor East, Matoaca Village Core Village Commercial Area:* No structure shall exceed a height of two and one-half stories or 30 feet, whichever is less. Within the Matoaca Village Core Village Commercial Area, individual buildings shall not exceed 8,000 square feet of gross floor area provided, however, churches and other places of worship, schools, and other public and semi-public facilities such as libraries and fire stations shall not exceed 20,000 square feet of gross floor area.

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- (2) *That this ordinance shall become effective immediately upon adoption.*